


1 Mr. Rosenbaum commented that he finds no evidence of change in the neighborhood since
2 the 2004 Comprehensive Zoning Plan, and the Petitioners have not shown that there was a distinct
3 mistake made in the current zoning. He stated that a piecemeal amendment is not appropriate
4 because the zoning for the property should be considered on a comprehensive basis. Mr. Yelder said
5 that when one considers that the adjoining residential properties are also zoned R-SC, the fact that
6 the subject property is zoned R-SC can't be a mistake, although he questioned whether the property
7 really could be used for a residential use. Mr. Grabowski agreed that he does not find any proof of
8 change, and that the County Council not specifically considering the property during the 2004
9 Comprehensive Zoning Plan is not a mistake.

10 Mr. Rosenbaum made the motion to recommend denial of the petition in accordance with the
11 Department of Planning and Zoning recommendation. Mr. Yelder seconded the motion. The motion
12 passed by a vote of 3 to 0. Due to the recommendation for denial of the map amendment request, no
13 recommendation was made concerning the proposed site plan documentation.

14 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 11th
15 day of June, 2009, recommends that Zoning Board Case No. ZB 1072M, as described above, be
16 DENIED.

17 HOWARD COUNTY PLANNING BOARD

18 
19 David Grabowski, Chairman

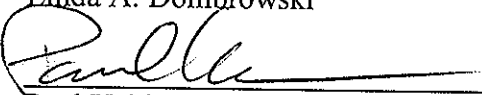
20 
21 Gary Rosenbaum, Vice-Chair

22 ABSENT

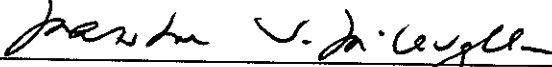
23 Tammy J. CitaraManis

24 ABSENT

25 Linda A. Dombrowski

26 
27 Paul Yelder

28
29 ATTEST:

30 
31 Marsha S. McLaughlin, Executive Secretary